

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, Dale Christian, Manager of Bryan Traditions Properties, LLC, owner of the 2.891 acres, being the tract of land conveyed in the Deed Records of Brazos County in Volume 6894, Page 103, and designated herein as Lots 1 thru 12, Block 1, of The Traditions Subdivision, Phase 10, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, easements and public places thereon shown for the purpose and consideration therein expressed.

Dale Christian, Manager
Bryan Traditions Properties, LLC

APPROVAL OF THE PLANNING ADMINISTRATOR

I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and is approved on the ____ day of ____, 20__.

Planning Administrator, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the ____ day of ____, 20__.

City Engineer, Bryan, Texas

Notary Public In and for the State of Texas

Notary Public

Printed Name: _____
My Commission Expires: _____

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of ____, 20__ in the Official Records of Brazos County, Texas, in Volume ____ Page ____.

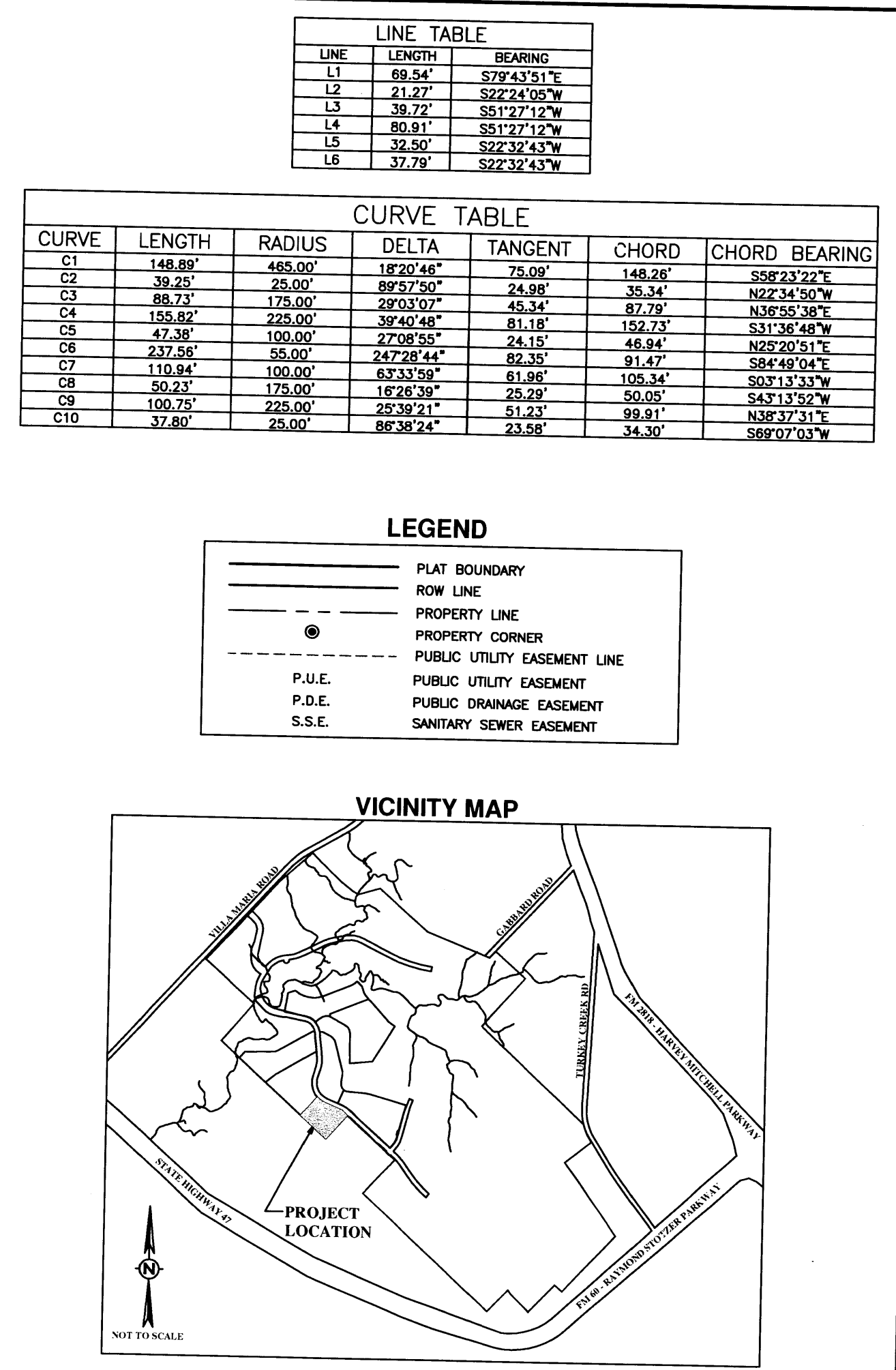
WITNESS my hand and official Seal, at my office in Bryan, Texas.

County Clerk
Brazos County, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning & Zoning Commission of the City of Bryan on the ____ day of ____, 20__, and same was duly approved on the ____ day of ____, 20__, by said Commission.






Chairman, Planning & Zoning Commission,
Bryan, Texas

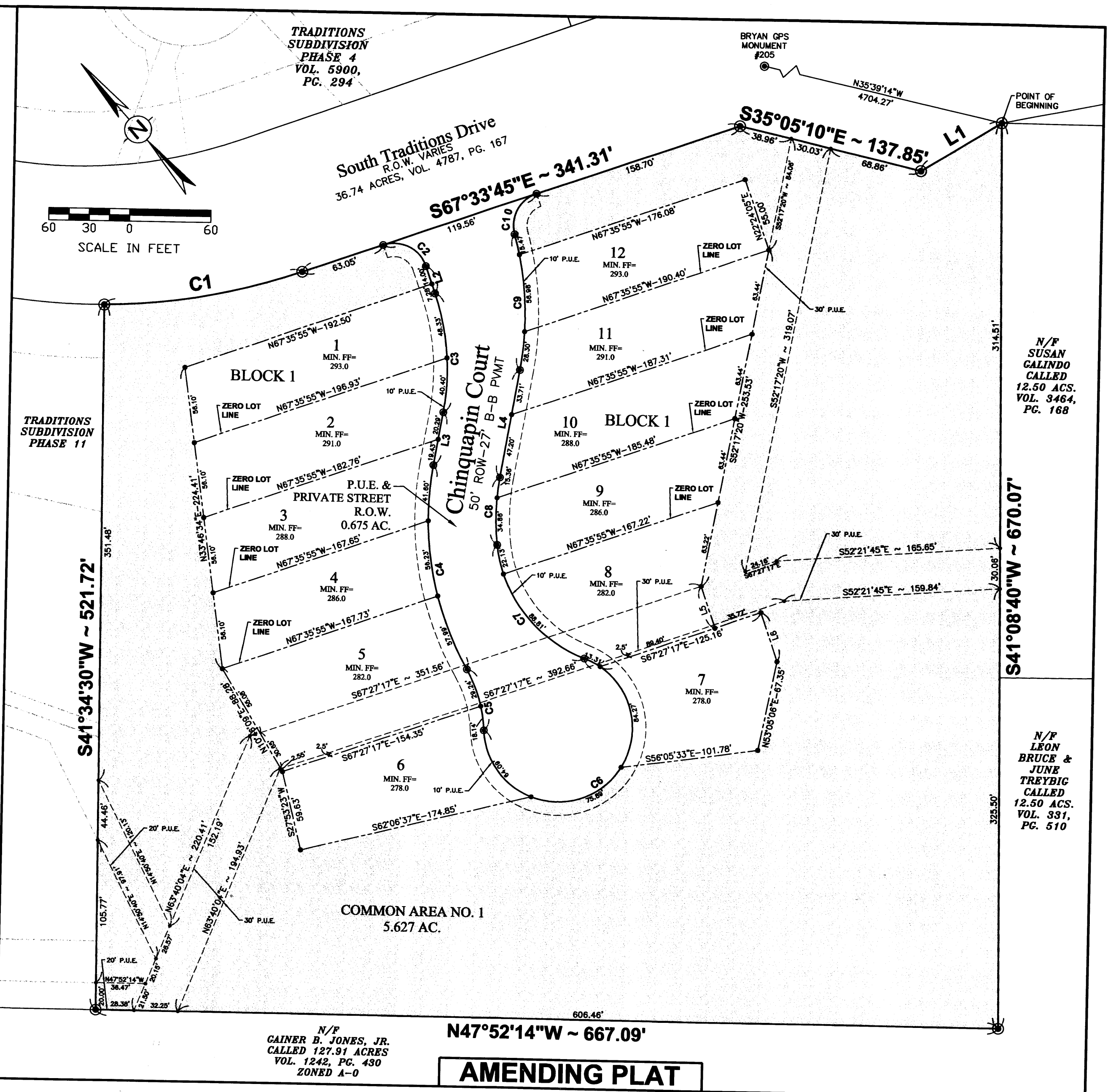
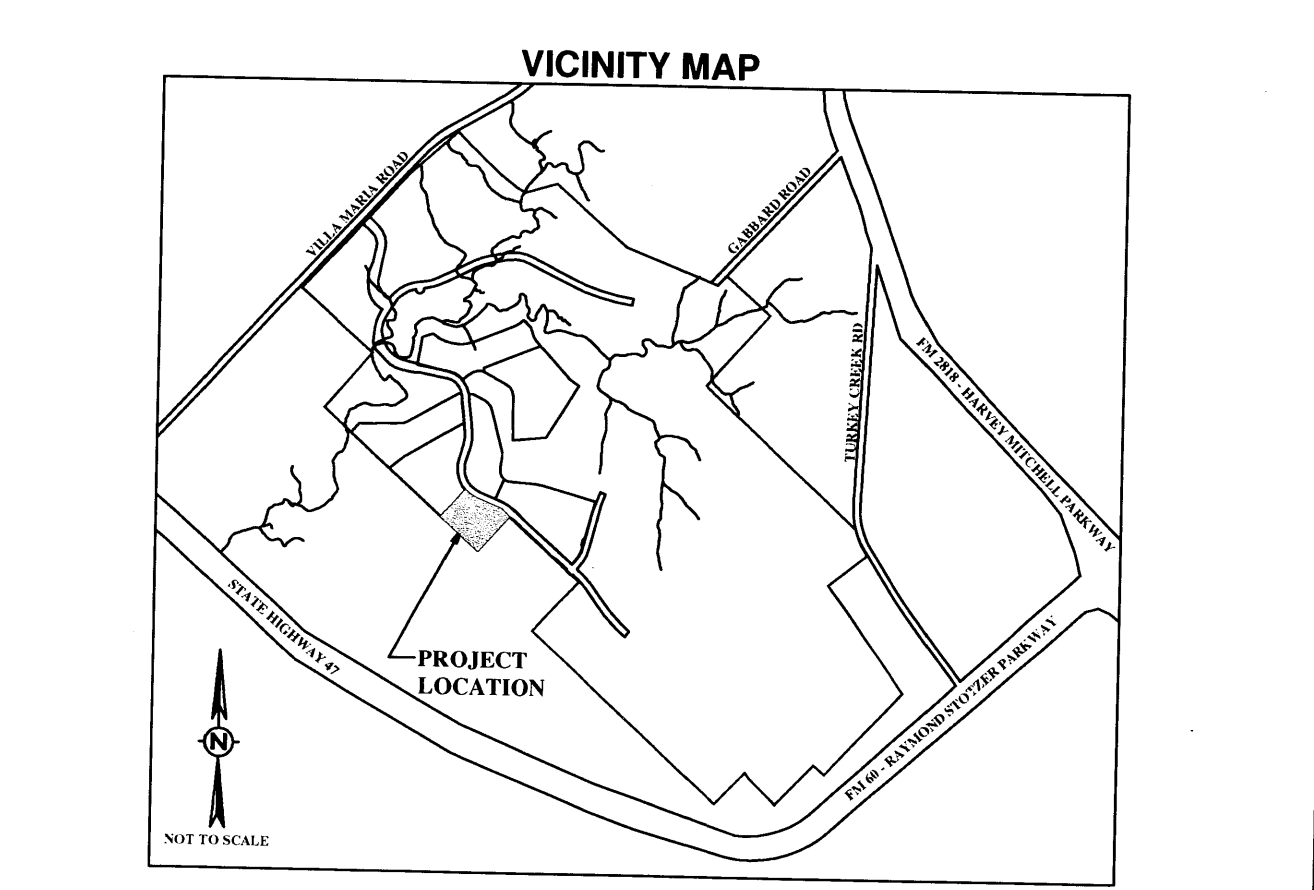


LINE TABLE		
LINE	LENGTH	BEARING
L1	89.54'	S79°43'51"E
L2	21.27'	S22°24'08"W
L3	39.72'	S81°27'12"W
L4	80.91'	S51°27'12"W
L5	32.50'	S22°32'43"W
L6	37.79'	S22°32'43"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	148.89'	485.00'	18°20'48"	75.09'	S58°23'22"E
C2	39.25'	68.00'	89°57'50"	24.98'	N22°34'50"W
C3	88.73'	175.00'	29°03'07"	45.34'	N29°55'38"E
C4	155.82'	225.00'	39°40'48"	81.18'	S31°36'48"W
C5	47.38'	100.00'	27°08'55"	24.15'	S84°48'04"E
C6	237.56'	55.00'	247°28'44"	48.84'	N29°20'51"E
C7	110.84'	100.00'	63°33'59"	61.86'	S07°13'33"W
C8	50.22'	175.00'	18°26'39"	25.29'	S47°13'52"W
C9	100.75'	225.00'	25°52'51"	51.23'	N35°37'51"E
C10	37.80'	25.00'	86°38'24"	23.58'	S69°07'03"W

LEGEND

	PLAT BOUNDARY
	ROW LINE
	PROPERTY LINE
	PROPERTY CORNER
	PUBLIC UTILITY EASEMENT LINE
P.U.E.	PUBLIC UTILITY EASEMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT



NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
3. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
4. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992.
5. BUILDING SETBACK LINES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE FOR PATIO HOMES. ZERO LOT LINE CONSTRUCTION IS PROPOSED FOR THE RESIDENTIAL STRUCTURES ON LOTS 1 THRU 4, AND LOTS 9 THRU 12 OF BLOCK 1 IN THIS SUBDIVISION.
6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6894, PG. 109, OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCEL 29A ON THE MASTER PLAN.
8. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS WILL BE BY THE HOMEOWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE.
9. ELECTRICAL, PHONE AND CABLE SERVICE FOR THIS SUBDIVISION WILL BE LOCATED ALONG THE FRONT OF THE LOTS IN THE 10' PUBLIC UTILITY EASEMENT SHOWN ON THIS PLAN.
10. MINIMUM FINISHED FLOOR (FF) ELEVATIONS SHOWN ARE FOR SANITARY SEWER SERVICE.

GATED SUBDIVISION NOTES:

1. ACCESS (LOOK BOX) SHALL BE PROVIDED AT ALL TIMES FOR POLICE, FIRE, CITY INSPECTION, MAIL DELIVERY, GARBAGE PICKUP, UTILITY, SCHOOL BUSES, PARA TRANSIT, DEMAND AND RESPONSE VEHICLES, AND OTHER HEALTH AND SAFETY RELATED VEHICLES. ACCESS MUST NOT REQUIRE DRIVERS TO EXIT THEIR VEHICLES.
2. THE GATE DESIGN AND IMPLEMENTATION SHALL BE SUCH THAT IT DOES NOT POSE A THREAT TO PUBLIC HEALTH, SAFETY AND WELFARE. ALL MECHANICAL OR MANUAL OPERATING FUNCTIONS OF THE GATES SHALL MEET THE FIRE DEPARTMENT REQUIREMENTS AND PROVIDE PASSAGE WITH UNOBSTRUCTED VERTICAL AND HORIZONTAL CLEARANCE. GATED ENTRY WAYS TO SUBDIVISION SHALL PROVIDE ADEQUATE ACCESS FOR PEDESTRIANS AND BICYCLES. THE GATED AREA SHALL PROVIDE A MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 14'4" FROM THE FINISHED ROADWAY SURFACE OVER THE ENTIRE WIDTH OF THE ENTRY ROADWAY. PUBLIC SAFETY ELEMENTS AND SIGNING SHALL BE INCLUDED IN THE GATE ENTRY WAY DESIGN.
3. A HOMEOWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED WITH DIRECT RESPONSIBILITY TO, AND CONTROLLED BY, THE PROPERTY OWNERS INVOLVED TO PROVIDE FOR OPERATION, REPAIR AND MAINTENANCE OF ALL PRIVATE STREETS AND SIDEWALKS, WHICH ARE PART OF THE GATED SUBDIVISION.
4. THE CITY SHALL HAVE PRACTICAL ACCESS TO THE SUBDIVISION AT ANY TIME WITHOUT LIABILITY WHEN ON OFFICIAL BUSINESS. THE CITY MAY REMOVE OBSTRUCTIONS INCLUDING ANY GATE AND GUARD (HOUSE) UPON NON-COMPLIANCE BY THE HOA OF ANY TERMS OF THIS ORDINANCE OR IF NECESSARY, FOR EMERGENCY VEHICLE ACCESS. IN THE EVENT THE CITY MUST REMOVE OBSTRUCTIONS TO ACCESS THE DEVELOPMENT, THE HOA WILL BE ASSESSED ALL COSTS OF REMOVAL.
5. THE LEGAL INSTRUMENT ESTABLISHING THE HOMEOWNER'S ASSOCIATION SHALL BE SUBMITTED WITH THE APPLICATION FOR FINAL PLAT.
6. MAINTENANCE RESPONSIBILITIES OF THE HOA SHALL BE REVIEWED BY THE CITY ON AN ONGOING BASIS. IN THE EVENT THE CITY DEEMS THAT RELATED VEHICLES, THE CITY WILL NOTIFY THE HOA BY LETTER OF THE NEEDED REPAIRS, SHOULD THE HOA FAIL TO PROVIDE THE SATISFACTORY REPAIRS DEDICATED PARCELS IN A TIME FRAME SET BY THE CITY IN THE NOTIFICATION LETTER, THEN THE CITY MAY MAKE THE NECESSARY REPAIRS AND ASSESS THE HOA ALL COSTS BORNE BY THE CITY IN REPAIR OF THE PRIVATE STREETS, AND MAY DEDUCT THE COSTS FROM THE STREET MAINTENANCE RESERVE FUND, IF ANY, HELD BY THE CITY.
7. DEVELOPMENTS MAY BE EXEMPTED FROM THE STREET MAINTENANCE RESERVE FUND REQUIREMENTS IF STREETS ARE CONSTRUCTED OF A HIGHER STANDARD, INCLUDING A MINIMUM 8" THICK PORTLAND CEMENT REINFORCED CONCRETE FINISHING OVER A MINIMUM 6" THICK STABILIZED SUBGRADE. THE PRIVATE STREET FOR THIS SUBDIVISION WILL BE CONSTRUCTED TO THIS HIGHER STANDARD.
8. THE DEVELOPER AND THE HOA HEREBY UNCONDITIONALLY AND IRREVOCABLY AGREE TO INDEMNIFY, DEFEND AND HOLD THE CITY AND CITY'S OFFICIALS, AGENTS, EMPLOYEES, AND CONTRACTORS HARMLESS, FROM AND AGAINST ANY LOSS, LIABILITY, DEMAND, DAMAGE, JUDGEMENT, SUIT, CLAIM, AND DISBURSEMENT AND AMOUNTS PAID IN SETTLEMENT, WITHOUT LIMITATION, INTEREST, COURT COST AND PENALTIES, ATTORNEY'S FEES, REGULATION OR INTERPRETATION HEREOF OF WATERBURY NATURE, EVEN WHEN CAUSED IN WHOLE OR IN PART BY THE CITY'S NEGLIGENCE OR THE CITY'S OFFICIALS, AGENTS, EMPLOYEES, AND CONTRACTORS MAY SUSTAIN, SUFFER, INCUR, OR BECOME SUBJECT TO IN CONNECTION WITH OR ARISING IN ANY WAY WHATSOEVER OUT OF MAINTENANCE, REPAIR, USE, OR OCCUPATION OF THE COMMON FACILITIES, OR ANY OTHER ACTIVITY OF Brought or threatened, arising out or based upon the operation, management, maintenance, repair, and use of the common facilities, or any other activity in the subdivision.

THE PURPOSE OF THIS AMENDING PLAT IS TO CHANGE THE LOCATIONS OF THE ZERO LOT LINES. NO OTHER CHANGES HAVE BEEN MADE, AND ALL OTHER INFORMATION IS THE SAME AS THE ORIGINAL PLAT.

AMENDING PLAT

OF
LOTS 1 THRU 12, BLOCK 1
OF
THE TRADITIONS SUBDIVISION
PHASE 10

J.H. JONES SURVEY, A-26
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' FEBRUARY, 2006

OWNER:
Bryan Traditions Properties, LLC
P.O. Box 10748
College Station, Texas 77842
(979) 694-1272

ENGINEER:
TEXCON
General Contractors
Ginger L. Urso, P.E.
1707 Graham Road
College Station, Texas 77845
(979) 764-7743

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, Texas 77841
(979) 268-3195

AP06-03